



OFFERS IN EXCESS OF

**£485,000**

**Sumner Road**

London, SE15 5QS

**GARETH  
JAMES**

## PROPERTY SUMMARY

Nestled within the vibrant heart of Peckham, this stylish abode finds its home in a converted pub, epitomizing trendy urban living. Spread across two chic levels, boasting lofty ceilings and two bathrooms for added convenience, this residence exudes modern charm.

2



2



1











Lower Ground Floor  
419 sq ft

Ground Floor  
221 sq ft

Sumner Road, SE15  
Approximate Gross Internal Area  
59.48 SQ.M / 640 SQ.FT

KEY: CH = Ceiling Height  
FH = Finished Floor Height

**GARETH JAMES**

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

2 |

2 |

1 |

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH JAMES**

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